

Walker, Susan

From: Jim Wittliff [landanswers@sbcglobal.net]
Sent: Thursday, January 27, 2011 11:01 AM
To: Walker, Susan
Cc: 'kathy.'; christopher.maldonado@ci.austin.tx.us; urrutiaavel@netscape.net
Subject: Case #C15-2010-0025 Request to Extend March 8, 2011 Expiration Deadline

Dear Susan:

I am requesting that this case be placed onto the BOA agenda, for consideration to extend the BOA's variance approval expiration deadline. Kathy Haught has informed me that the City of Austin is currently in the process of modifying the requirement that makes the property owner do a partial plat vacation and replat in cases like this, where the Board has granted a setback variance, but the property owner cannot obtain a building permit without first replatting. Kathy has informed me that when the City Council modifies this requirement, Mrs. Urrutia will be able to obtain the building permit that is necessary for her to schedule a final inspection of her existing carport structure (which was originally built with a building permit that has since expired).

Kathy Haught has been copied on this email, and can perhaps provide an update of the anticipated timing for this Code amendment's approval.

Thank you,
Jim Wittliff
Land Answers, Inc.
3606 Winfield Cove
Austin, TX. 78704
(512) 416-6611
Fax (512) 416-6610

1/27/2011

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, March 8, 2010

CASE NUMBER: C15-2010-0025

☒ Y Jeff Jack
☒ Y Michael Von Ohlen 2nd the Motion
☒ Y Nora Salinas
☒ Y Bryan King
☒ Y Leane Heldenfels, Chairman Motion to GRANT
☒ - Clarke Hammond, Vice Chairman
☒ Y Heidi Goebel
☒ Y Melissa Hawthorne

APPLICANT: Jim, Whitliff

OWNER: Velia Urrutia

ADDRESS: 1115 AUSTIN HIGHLANDS BLVD

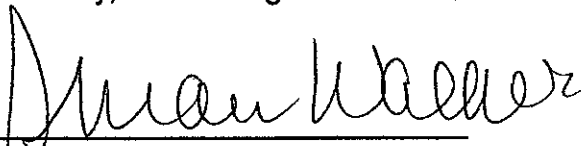
VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 7.7 feet in order to maintain a carport for an existing single-family residence in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: MOTION TO GRANT BY BOARD MEMBER HELDENFELS, SECONDED BY BOARD MEMBER VON OHLEN, VOTE 7-0; GRANTED WITH CONDITIONS TO BE OPEN ON 3 SIDES AND ADD GUTTERS


FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: no where else in this lot given the position of the existing home and the width of the lot to provide covered parking
2. (a) The hardship for which the variance is requested is unique to the property in that: efforts were made to apply for a permit, error and mis information and construction continued without permit on lot such existing structure in configuration which variance is needed and because no alternate location for covered parking that became a hardship

(b) The hardship is not general to the area in which the property is located because: several homes in the area have functional garages and this is not the case for this home
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: this carport is attractive and sturdy; several neighbors have been in favor to remain as constructed



Susan Walker
Executive Liaison



Leane Heldenfels
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C15-2010-0025; 1115 Austin Highlands Blvd
Contact: Susan Walker 974-2202
Public Hearing:
Board of Adjustment: Mar 08, 2010

MaryEllen Moore + Dennis Ray Moore
Your Name (please print)

☒ I am in favor
☐ I object

1107 Milford & May Austin TX 78745

Your address(es) ~~added~~ by this application

MaryEllen Moore
Signature

3/28/10
Date

Daytime Telephone: 512-445-0724

Comments: *I have seen the area that the individual wants to make the variance for their carport and have no objection if they are willing to pay the cost to move in if needed.*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor
C/O Susan Walker
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: **C15-2010-0025; 1115 Austin Highlands Blvd**
 Contact: **Susan Walker 974-22202**
 Public Hearing:
 Board of Adjustment: **Mar 08, 2010**

Your Name (please print) Jacob M. Willis

☒ I am in favor
☐ I object

Your address(es) affected by this application 1114 Austin Highlands Blvd Austin TX 78745

Signature [Signature] Date 02/26/10

Daytime Telephone: 512-284-2396

Comments: The property is well constructed, Bongs improvement to the neighborhood and should be allowed to have the adjustment

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor
 C/O Susan Walker
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C15-2010-0025; 1115 Austin Highlands Blvd

Contact: Susan Walker 974-2202

Public Hearing:

Board of Adjustment: Mar 08, 2010

Your Name (please print) Jennifer Cues

☒ I am in favor
☐ I object

1114 Austin Highlands, 78745

Your address(es) affected by this application

Jennifer Cues Signature Date 2/28/10

Daytime Telephone: 719 1071 0773

Comments:

The added structure was well built and adds value to the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 2nd Floor

C/O Susan Walker

P. O. Box 1088

Austin, TX 78767-8810

CASE # C15-2010-0025
ROW-10400254
TP-0417131109

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1115 Austin Highlands Blvd.

LEGAL DESCRIPTION: Subdivision – Austin Highlands

Lot(s) 12 Block C Outlot _____ Division Section 2

I Jim Wittliff on behalf of myself as authorized agent for

Joe and Velia Urrutia affirm that on January 29, 2010,

hereby apply for a hearing before the Board of Adjustment for consideration to:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

An existing carport with a front building setback of 7.7 feet (25 feet setback required).

in a SF-3 district.
(zoning district)

The Austin Electric Utility Department (Austin Energy) enforces electric easements and the setback requirements set forth in the Austin Utility Code, Electric Criteria Manual and National Electric Safety Code. The Board of Adjustment considers variance to the Land Development Code, and a variance granted by the Board of Adjustment does not waive the requirements enforced by Austin Energy. Please contact Lena Lund with Austin Energy at 322-6587 before filing your application with the Board of Adjustment if your request is for a reduction in setbacks or height limits.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Joe and Velia Urrutia are aging and beginning to experience mobility issues, and this is the only area available on their property to provide weather protection for parked cars, since the original garage was converted to living space many years ago, to accommodate their children (who are now grown and gone).

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Mrs. Urrutia applied for and was granted a permit by the City of Austin, prior to constructing the carport structure. Due to Mrs. Urrutia's lack of familiarity with the building permit approval process, Mrs. Urrutia thought that her permit gave her permission to construct a carport, while the City's understanding (apparently) was that she wished to construct a "porch." Mrs. Urrutia sought help from City employees in completing the building permit application. It originally stated "carport," which was then crossed out and rewritten as "porch." Mrs. Urrutia correctly listed the project cost as \$3,000. On the Electric Service Planning Application form, which Mrs. Urrutia filled out herself, she listed the project as "carport in front." A city building permit employee added some dimensions and the words "cov'd porch" to Mrs. Urrutia's sketch, and added dashed lines. The drawing was not to scale.

Mrs. Urrutia then posted her permit and hired a contractor to construct the carport. She was unaware that a final inspection was required, and assumed that her contractor took care of all requirements, since the construction work looked professional and correctly built. When Travis County appraisers inspected the structure, she thought that they were part of the City's final inspection and approval process.

- (b) The hardship is not general to the area in which the property is located because:

Most of the surrounding homes still have functional garages in which to protect their vehicles.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The carport is architecturally attractive and sturdy, and several neighbors have complimented its appearance, and stated that they did not view it as being a problem

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

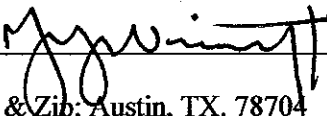
N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

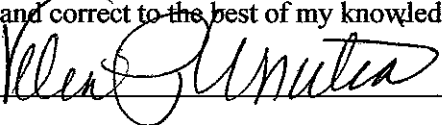
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed:  Mail Address: 3606 Winfield Cove
City, State & Zip: Austin, TX. 78704

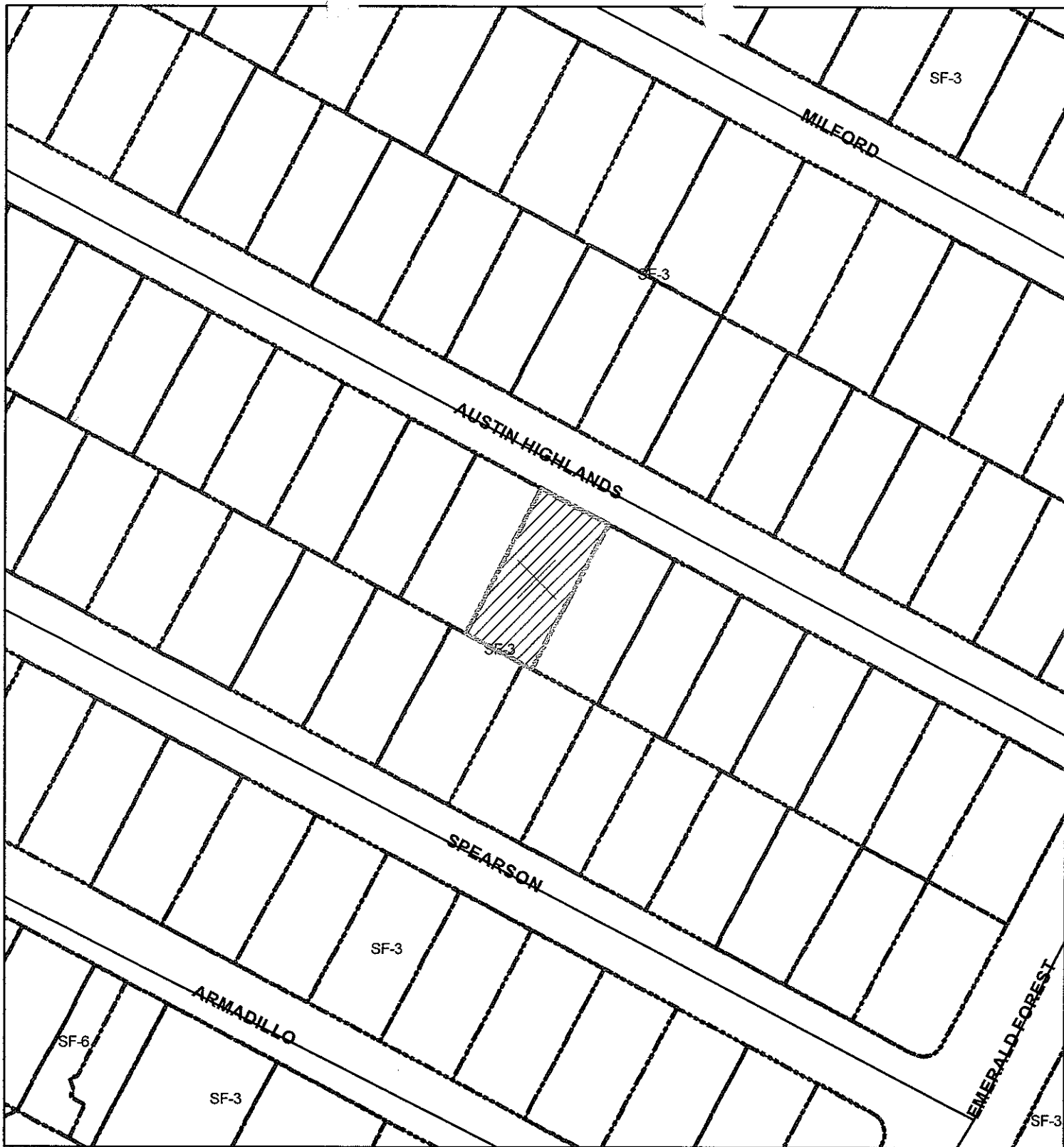
Printed: Jim Wittliff Phone: 512-416-6611 Date: 01/29/10

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed:  Mail Address: 1115 Austin Highlands Blvd.

City, State & Zip: Austin, TX. 78745

Printed: Velia Urrutia Phone: 512-731-3985 Date: 01/29/10



Board of Adjustments



SUBJECT TRACT



ZONING BOUNDARY

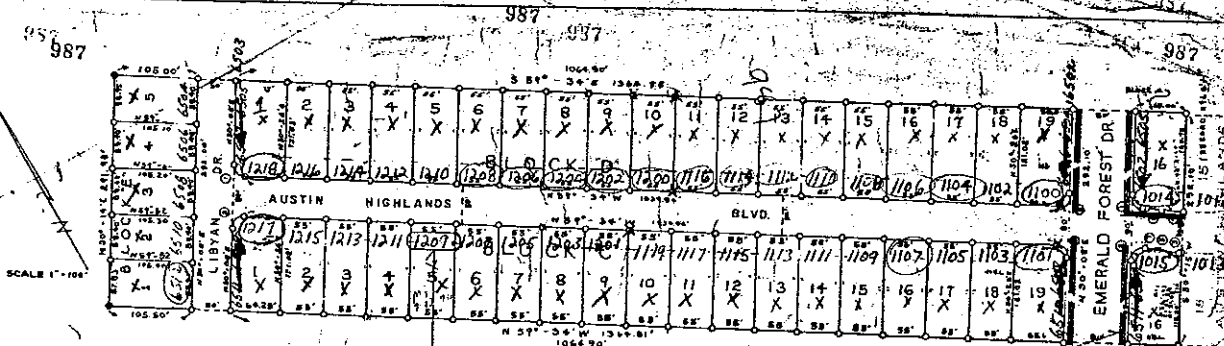
CASE#: C15-2010-0025
 ADDRESS: 1115 AUSTIN HIGHLANDS BLVD
 GRID: F16
 MANAGER: SUSAN WALKER



1" = 100'

OPERATOR: R.PARKER

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



F-16
AUSTIN HIGHLANDS
SECTION 2
 JJ-4266(b).

INDICATES ASSIGNED
 HOUSE NUMBER

INDICATES PROPOSED
 SIDEWALK (SEE NOTE)

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|----|--------|--------|---------|---------|---------|---------|---------|
| I: | 89°43' | 90°18' | 0°08' | 4°02' | 4°02' | 5°30' | 5°30' |
| R: | 18.00' | 18.00' | 697.06' | 403.52' | 453.52' | 218.33' | 168.43' |
| T: | 14.92' | 15.08' | 0.81' | 14.21' | 15.97' | 10.45' | 8.09' |
| A: | 23.46' | 23.64' | 1.62' | 28.61' | 31.93' | 20.97' | 16.17' |
| C: | 21.16' | 21.27' | 1.62' | 28.60' | 31.92' | 20.96' | 16.16' |

SIDEWALK NOTE: Sidewalks required along the North side of Austin Highlands Blvd. from the East Boundary of Subdivision to Emerald Forest Drive & along both sides of Emerald Forest Drive.

THIS PLAT WAS PREPARED BY THE FOLLOWING PERSONS:

Surveyor: [Name] License No. [Number]

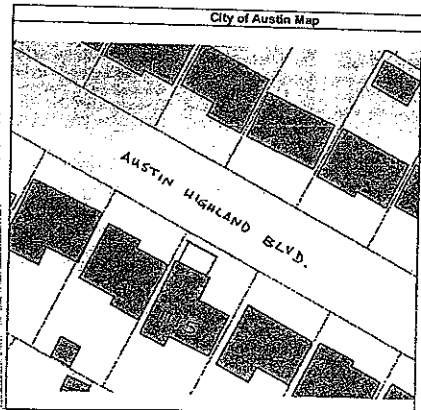
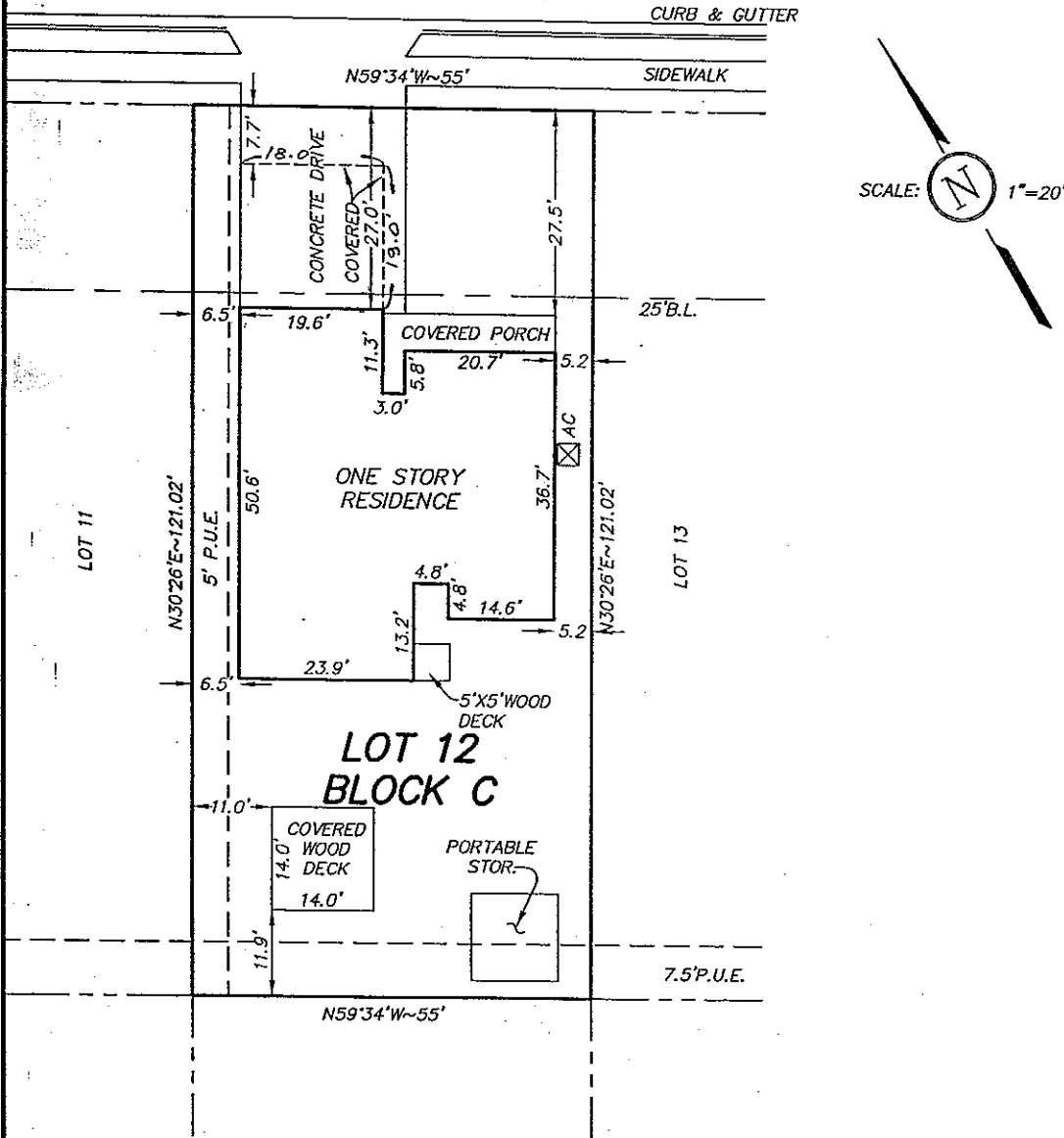
Witness: [Name] License No. [Number]

Recorded in the Public Records of Travis County, Texas, on [Date] at [Time] by [Name]

176
 C8-72-176
 987

PLAT PLAN

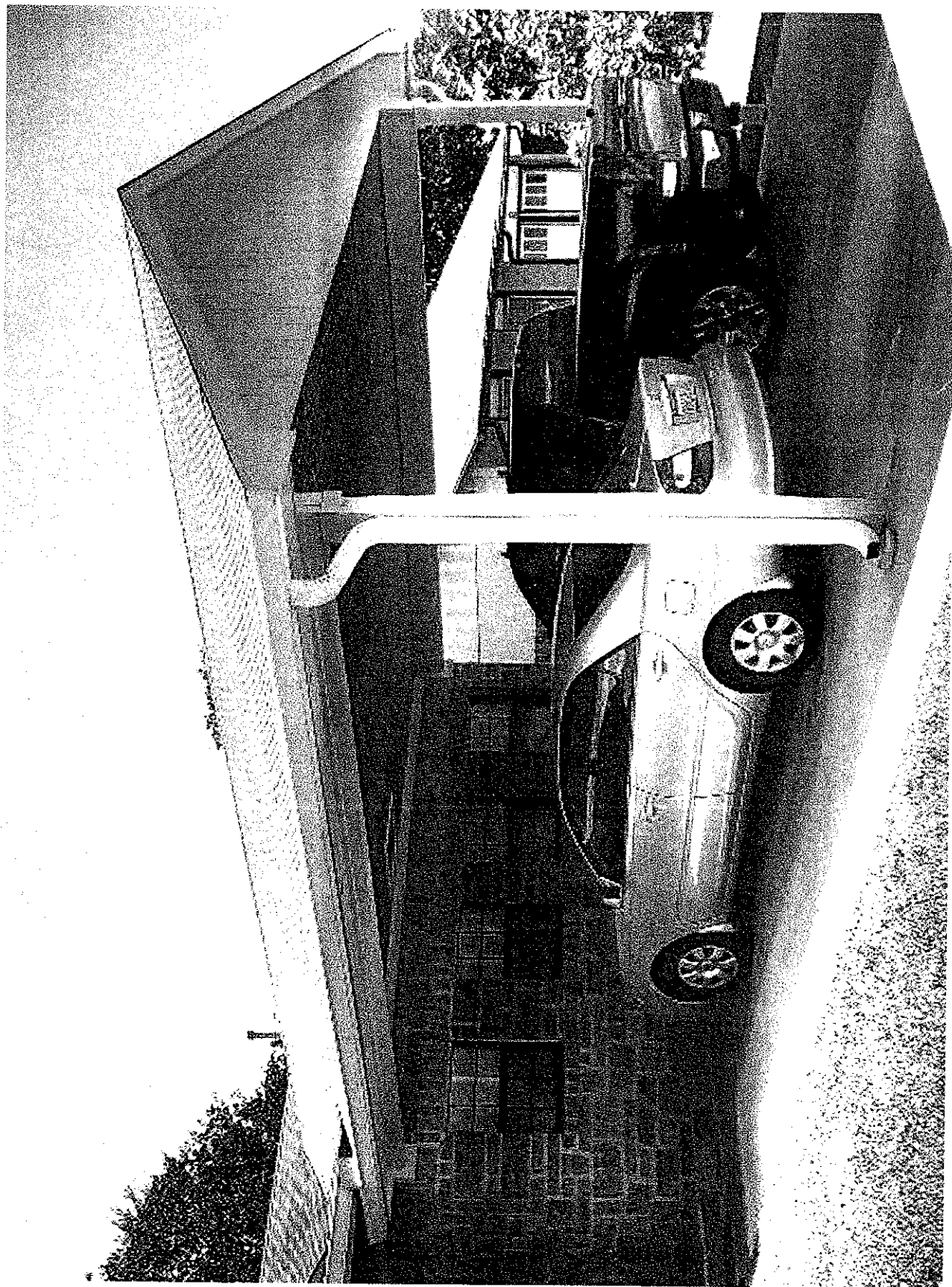
AUSTIN HIGHLANDS BOULEVARD



URRUTIA

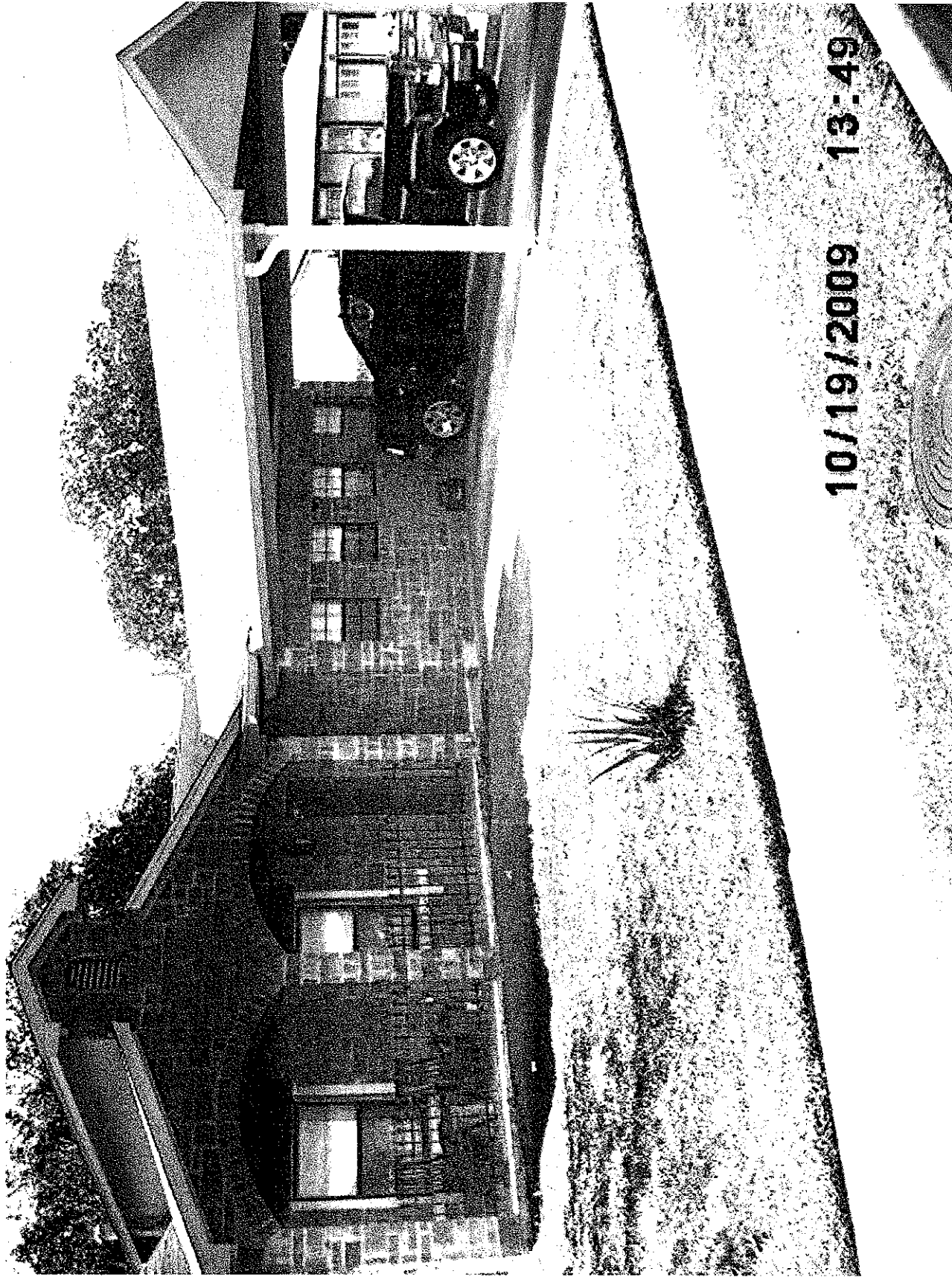
1115 AUSTIN HIGHLANDS BOULEVARD

LOT 12, BLOCK C, AUSTIN HIGHLANDS,
SECTION 2, BOOK 64, PAGE 61, PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.



Address 1115 Austin Highlands Blvd
Case CC - 2009 088248-CV

08-10-2009
Investigator C Maldonado



Address 1115 Austin Highlands Blvd
Case CC - 2009-088248-CV

10-19-2009
Investigator C Maldonado

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Mrs Florence C Foster

Name: FLORENCE C FOSTER

Address: 1113 AUSTIN HIGHLANDS BLVD

Date: 10/22/09

Additional Comments:

I live next door and feel this enhances my property as well as the entire neighborhood.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number BP-07-1810RA 2/20/07
Building Permit No. 07000184
Plat No. _____ Date 2/20/07
Reviewer lmt

PRIMARY PROJECT DATA

Service Address 1115 Austin Highlands Blvd Tax Parcel No. _____
Legal Description
Lot 12 Block C Subdivision Austin Highlands Section 2 Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work _____ Remodel (specify) _____
____ New Residence _____
____ Duplex _____
____ Garage _____ attached _____ detached _____
____ Carport _____ attached _____ detached _____
____ Pool _____
____ Addition (specify) carport over existing driveway
____ Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building _____ ft. # of floors _____ Height of Other structure(s) _____ ft. # of floors _____

- Does this site currently have water and wastewater availability? _____ Yes _____ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? _____ Yes _____ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? _____ Yes _____ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? _____ Yes _____ No

Does this site front a paved street? _____ Yes _____ No A paved alley? _____ Yes _____ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? _____ Yes _____ No

**VALUATIONS FOR
REMODELS ONLY**

Building \$ 3000
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway \$ _____
Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

**VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLY**

Lot Size 6655 sq.ft.
Job Valuation - Principal Building \$ 3000
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
\$ _____
(Labor and materials)

**PERMIT FEES
(For office use only)**

| | NEW/ADDITIONS | REMODELS |
|------------------------|-----------------|----------|
| Building | \$ <u>33.00</u> | \$ _____ |
| Electrical | \$ _____ | \$ _____ |
| Mechanical | \$ _____ | \$ _____ |
| Plumbing | \$ _____ | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|---------------------------------|--|
| OWNER | Name <u>Velia Lirio</u> | Telephone (h) <u>(512) 731-39</u> (w) _____ |
| BUILDER | Company Name <u>Velia Lirio</u> | Telephone _____ |
| | Contact/Applicant's Name _____ | Pager _____ |
| DRIVEWAY/ SIDEWALK | Contractor _____ | FAX _____ |
| | | Telephone _____ |
| CERTIFICATE OF OCCUPANCY | Name _____ Address _____ | Telephone _____ City _____ ST _____ ZIP _____ |

If you would like to be notified when your application is approved, please select the method:

_____ telephone _____ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE

[Handwritten Signature]

DATE 2/20/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

EOPA Approved, DH 51-170

Service Address _____

Applicant's Signature _____

Date _____

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | Existing | | New / Addition | |
|--|----------|--------|----------------|--------|
| a. 1 st floor conditioned area | 1439 | sq.ft. | | sq.ft. |
| b. 2 nd floor conditioned area | | sq.ft. | | sq.ft. |
| c. 3 rd floor conditioned area | | sq.ft. | | sq.ft. |
| d. Basement | | sq.ft. | | sq.ft. |
| e. Garage / Carport | none | sq.ft. | | sq.ft. |
| attached | | sq.ft. | | sq.ft. |
| detached | | sq.ft. | | sq.ft. |
| f. Wood decks [must be counted at 100%] | | sq.ft. | | sq.ft. |
| g. Breezeways | | sq.ft. | | sq.ft. |
| h. Covered patios | | sq.ft. | | sq.ft. |
| i. Covered porches | 20 | sq.ft. | | sq.ft. |
| j. Balconies | | sq.ft. | | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | | sq.ft. | | sq.ft. |
| l. Other building or covered area(s) | | sq.ft. | 140 | sq.ft. |
| Specify Covid porch in front garage | | | | |
| TOTAL BUILDING AREA (add a. through l.) | 1459 | sq.ft. | 140 | sq.ft. |

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

1599 sq.ft.
24.0 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | | |
|---|------|--------|
| a. Total building coverage on lot (see above) | 1599 | sq.ft. |
| b. Driveway area on private property | 360 | sq.ft. |
| c. Sidewalk / walkways on private property | | sq.ft. |
| d. Uncovered patios | 131 | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | | sq.ft. |
| f. Air conditioner pads | | sq.ft. |
| g. Concrete decks | | sq.ft. |
| h. Other (specify) | | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2090 sq.ft.
31.4 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 1115 Austin Highlands Blvd Austin TX 78740

Applicant's Signature [Signature] Date 2/20/07

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

| | <u>Existing</u> | <u>New / Addition</u> |
|---|-----------------|-----------------------|
| I. 1st Floor Gross Area | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | sq.ft. | sq.f |
| b. 1 st floor area with ceiling height over 15 feet. | sq.ft. | sq.f |
| c. TOTAL (add a and b above) | sq.ft. | sq.f |
| II. 2nd Floor Gross Area See note ¹ below | | |
| d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) | sq.ft. | sq.f |
| e. 2 nd floor area with ceiling height > 15 feet. | sq.ft. | sq.f |
| f. TOTAL (add d and e above) | sq.ft. | sq.f |
| III. 3rd Floor Gross Area See note ¹ below | | |
| g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft). | sq.ft. | sq.f |
| h. 3 rd floor area with ceiling height > 15 feet | sq.ft. | sq.f |
| i. TOTAL (add g and h above) | sq.ft. | sq.f |
| IV. Basement Gross Area | | |
| j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines. | sq.ft. | sq.f |
| V. Garage | | |
| k. attached (subtract 200 square feet if used to meet the minimum parking requirement) | sq.ft. | sq.f |
| l. detached (subtract 450 square feet if more than 10 feet from principal structure) | sq.ft. | sq.f |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | sq.ft. | sq.f |
| VII. TOTAL | sq.ft. | sq.f |

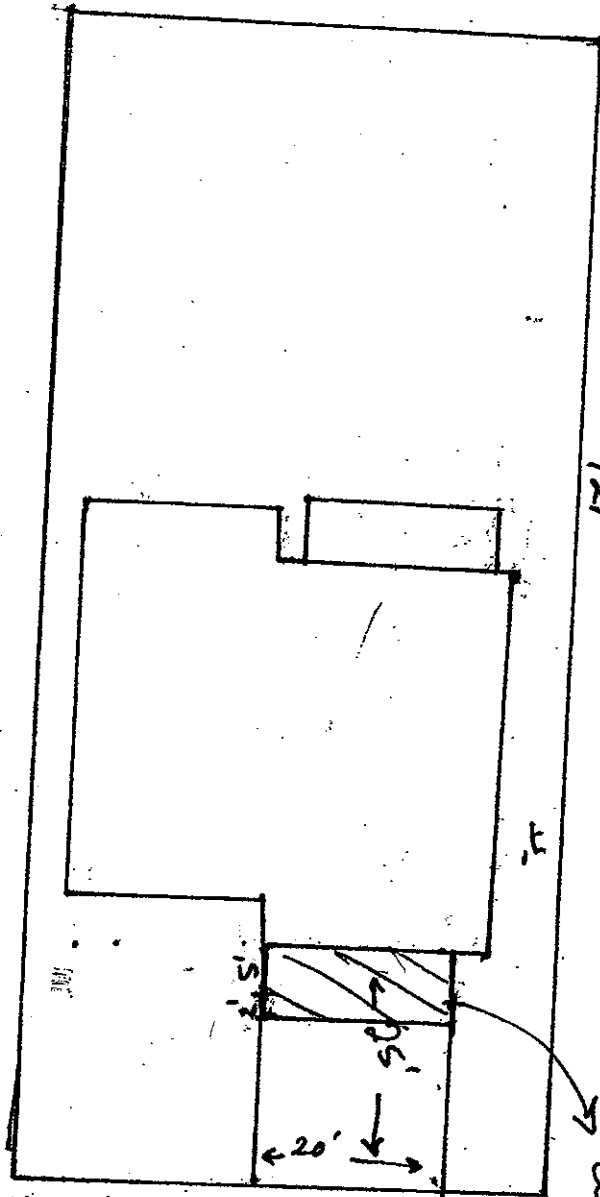
| | |
|---|----------------|
| TOTAL GROSS FLOOR AREA (add existing and new from VII above) | sq. ft. |
| GROSS AREA OF LOT | sq. ft. |
| FLOOR AREA RATIO (gross floor area / gross area of lot) | sq. ft. |

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less

CITY OF AUSTIN
 APPROVED FOR PERMIT
 Victoria Hsu, P.E.

Watershed Protection & Development Review Department
 By *Victoria Hsu* Date *2/20/07*
 The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



AE APPROVED
 FEB 20 2007
51-170
 DH

55'
 Austin High Ranch Blvd
 cord porch



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

K Customer Name Velia Urrutia Phone (512) 442-7824
Address 1115 Austin Highlands Blvd
Legal Description Austin Highlands Sec 2
Lot 12 Block C Commercial/Residential? _____

Service Main Size _____ (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? RR Voltage 120/240 ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total A/C Load _____ (# of units) _____ (Tons)
Largest A/C unit _____ (Tons) LRA of Largest A/C Unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Carport on front

ESPA Completed by (Signature & Print name)

Date

Phone

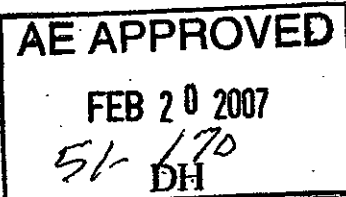
AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone 974-9112

Application expires 90 days after date of Approval

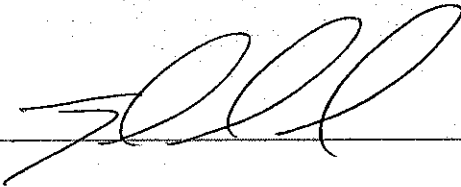


SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____



Name: _____

Jacob M. Willis

Address: _____

1114 Austin Highlands Blvd

Date: _____

10/22/09

Additional Comments:

* As a direct neighbor the improvements made to the home improve the street and bring added value.

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Wesley Smith

Name: Wesley Smith

Address: 1110 Austin Highlands Blvd

Date: 11-3-09

Additional Comments:

The house looks good.

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: 

Name: Samuel Mendez

Address: 1217 Austin Highlands

Date: 30-Oct-09

Additional Comments:

*Please allow our neighbor to
keep her carport!*

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____

Name: _____

Jo Han Kim

Address: _____

1104 Austin Highlands Blvd.

Date: _____

10/30/09

Additional Comments:

I think it is extremely unfair to accost this resident for improving the look of her home & our neighborhood!

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____

James B. Cravens

Name: _____

James B. Cravens

Address: _____

1103 Austin Highlands

Date: _____

OCT 30, 09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____



Name: _____

LOIS Lemacks

Address: _____

1112 Austin Highlands

Date: _____

10/30/09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Antonia Roque

Name: Antonia Roque

Address: 1105 Austin Highlands Blvd.

Date: 10-30-09

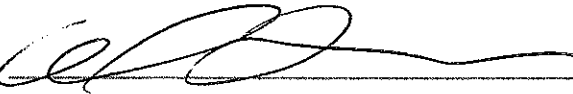
Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____



Name: Jose Alfredo Fuentes

Address: 1116 Austin Highlands Blvd

Date: 10-30-09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: _____

Name: _____

Address: _____

Date: _____

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Pilar Castrejon

Name: PILAR CASTREJON

Address: 1117 Austin Highlands Blvd.

Date: 30 Oct. 2009

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: MARIA ROSAS

Name: MARIA M ROSAS

Address: 1212 AUSTIN HIGHLANDS

Date: 10-30-09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Joe Urrutia

Name: Joe Urrutia

Address: 1216 Austin Highlands Austin, Texas

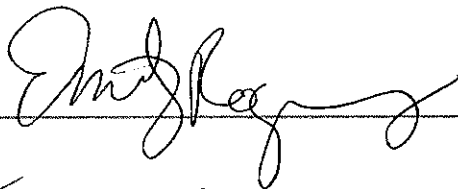
Date: 10/30/09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: 

Name: Emmy Rogers

Address: 1205 Austin Highlands Blvd

Date: 10/30/09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Judith A Bohm

Name: Judith A Bohm

Address: 1119 Austin Highlands

Date: 10/30/09

Additional Comments:

SUPPORT FOR CARPORT VARIANCE

Dear Board of Adjustment Commissioners:

I wish to register my support for your approval of a front building setback variance request, to allow Joe and Velia Urrutia to retain their carport addition at 1115 Austin Highlands Blvd.

Signature: Maria Soto

Name: Maria Soto (Liza)

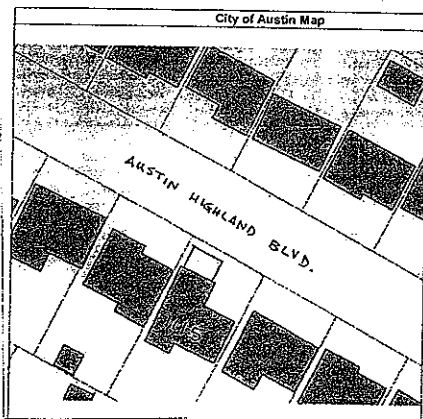
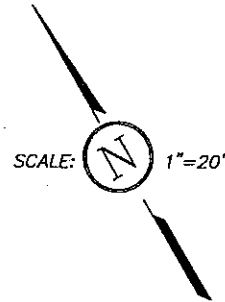
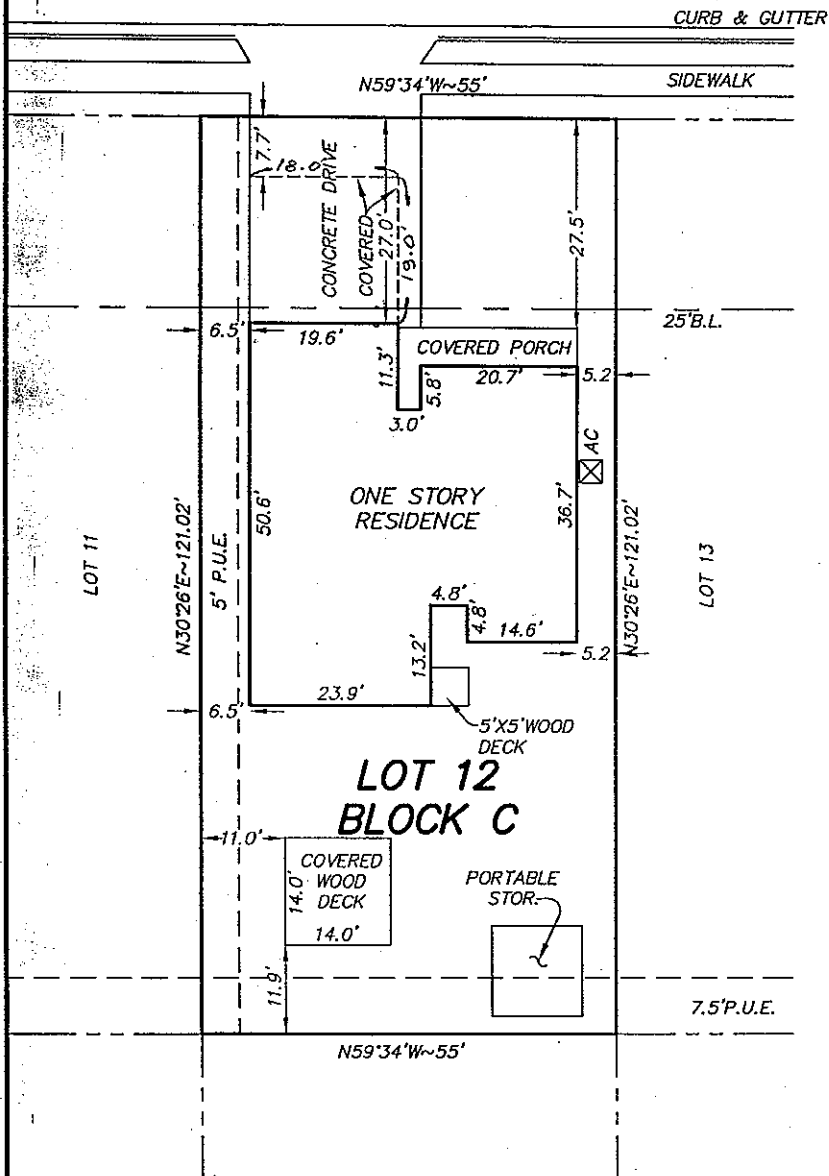
Address: 1201 Austin Highlands Blvd.
Austin, TX. 78745

Date: 11/3/2009

Additional Comments:

PLOT PLAN

AUSTIN HIGHLANDS BOULEVARD



URRUTIA

1115 AUSTIN HIGHLANDS BOULEVARD

LOT 12, BLOCK C, AUSTIN HIGHLANDS,
SECTION 2, BOOK 64, PAGE 61, PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.